



City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600

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www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 23, 2012

The Planning and Zoning Commission took the following action at this meeting:

MOTION: To accept the documents into the record as presented.

VOTE: 7 - 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 23, 2012

The Planning and Zoning Commission took the following action at this meeting:

**1. Wellington Reserve PUD
12-034FDP/FP**

**5144 Brand Road
Final Development Plan/Final Plat**

Proposal: To plat and develop 28 single-family lots within the Wellington Reserve Planned Unit Development. The site is located on the north side of Brand Road, approximately 700 feet east of its intersection with Coffman Road.

Request: Review and approval of a final development plan under the provisions of Code Section 153.050 and a final plat under the provisions of the *Subdivision Regulations*.

Applicant: Charles Ruma, represented by Ben W. Hale, Jr.

Planning Contact: Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION 1: To approve this Final Development Plan application because the proposal complies with all applicable review criteria and the development standards, with ten conditions:

- 1) That, in lieu of constructing the multi-use path along Brand Road, the applicant contribute financially to the City's Brand Road multi-use path installation, to the satisfaction of the City Engineer;
- 2) That the plans indicate the material of the sign panel; prior to scheduling the final plat for City Council review;
- 3) That the final development plan indicate lawn to be maintained by the HOA within the potential extension of Ballybridge Drive and include a sign detail indicating a potential future road extension, subject to Planning approval, prior to scheduling the final plat for City Council review;
- 4) That the applicant work with Planning to establish a phasing plan if plants will not be installed within the same growing season;
- 5) That the landscape plans be revised to indicate numbers for each lot and that maintenance requirements for the native rough and native basin seed mixtures be described; prior to scheduling the final plat for City Council review;
- 6) That the applicant work with Engineering and adjacent residents to finish the drainage connections as requested by adjacent residents, and at the developer's cost;
- 7) That the applicant will construct the offsite turn lane widening of Brand Road prior to obtaining conditional acceptance of the subdivision improvements, to the satisfaction of the City Engineer;
- 8) The applicant be permitted to utilize full brick and thin-brick on the building elevations;
- 9) The applicant incorporate an underdrain at the base of the dry basin along Brand Road, subject to approval by the City Engineer; and
- 10) The applicant work with Planning to make modifications to the proposed landscape plan to incorporate more Asian Longhorn Beetle resistant species, primarily the maple trees.

* Ben W. Hale, Jr., agreed to the above conditions.



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AUGUST 23, 2012

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1. **Wellington Reserve PUD**
12-034FDP/FP

5144 Brand Road
Final Development Plan/Final Plat

VOTE: 5 – 2.

RESULT: This Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	No
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	No
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planner II

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 23, 2012

The Planning and Zoning Commission took the following action at this meeting:

**1. Wellington Reserve PUD
12-034FDP/FP**

**5144 Brand Road
Final Development Plan/Final Plat**

MOTION 2: To recommend approval to City Council of this Final Plat application, because the proposal complies with the preliminary plat, with four conditions:

- 1) That the final plat be revised to indicate the Tree Enhancement Zone and rear yard setback on each lot;
- 2) That the final plat be revised to not assign side yard setback numbers for Lot 6;
- 3) That plat notes "H" and "I" regarding the Tree Preservation and Tree Enhancement Zones include the maintenance responsibilities for these areas; and
- 4) That the plat notes be revised to accurately reflect open space ownership.

* Ben W. Hale, Jr., agreed to the above conditions.

VOTE: 5 – 2.

RESULT: Approval of this final plat was recommended to City Council.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	No
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	No
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION



Jennifer M. Rauch, AICP
Planner II